

FILE NO.: Z-8911

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NAME: Wallace Baseline Acres Preliminary Plat and Long-form PCD

LOCATION: Located at 9105 Chicot Road

DEVELOPER:

Mark Stonesifer  
c/o Stephen R. Giles PA  
425 West Capitol Avenue  
Suite 3200  
Little Rock, AR 72201-3469

ENGINEER:

Laha Engineers  
6602 Baseline Road, Suite E  
Little Rock, AR 72219

AREA: 8.5± acres

NUMBER OF LOTS: 5

FT. NEW STREET: 0 LF

CURRENT ZONING: R-2, Single-family

ALLOWED USES: Single-family residential – Non-conforming retail

PROPOSED ZONING: PCD

PROPOSED USE: C-3, General Commercial District

VARIANCES/WAIVERS REQUESTED: None requested.

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A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

For many years, most of this property has been used as commercial but is nonconforming within the City's Zoning Ordinance following the annexation of the property several decades ago. The applicant desires to clean up zoning for the property and place it into one zone to create conformity with the zoning ordinance. Mr. Stonesifer indicates he is requesting unspecified C-3, General Commercial District uses to be allowed on the lots. He owns Cloverdale Liquor Store which is in a small strip center on proposed Lot 1 also containing a barbershop and now a vacant and formerly a tobacco store in the other space. The parcel on Vernon Estates Drive currently contains a mini-storage facility

owned by Mr. Stonesifer. In addition to the rezoning request the applicant is requesting a preliminary plat to allow the creation of five (5) lots.

B. EXISTING CONDITIONS:

The property is located just south of the Baseline Chicot Road intersection. There is a power transmission locate located along the properties northern boundary. The site contains an existing commercial building which has a liquor store, a barbershop and a vacant retail space. Proposed Lot 2 contains a small portable office building and a food truck sets up on the site most days. A billboard is located on proposed Lot 2. Also included in the rezoning area is a mini-warehouse development accessed from Vernon Estates Drive. Other uses in the area include single-family to the south, east and west, a church to the northwest and a convenience stores to the north at the intersection of Baseline and Chicot Roads.

C. NEIGHBORHOOD COMMENTS:

As of this writing, staff has received several informational phone calls from area residents. All property owners located within 200-feet of the site along with the Cloverdale Neighborhood Association, the West Baseline Neighborhood Association, the Chicot Neighborhood Association and Southwest Little Rock United for Progress were notified of the public hearing.

D. ENGINEERING COMMENTS:

PUBLIC WORKS CONDITIONS:

1. The south boundary street shows to be Vernon Estates Drive.
2. Due to the proposed use of the property, the Master Street Plan specifies that Vernon Estates Drive for the frontage of this property must meet commercial street standards. Dedicate right-of-way to 30 feet from centerline.
3. Driveway spacing on arterial streets (Chicot Road) is a minimum 300 feet from other driveways and intersections and 150 feet from the property line. Lot 1 is only allowed one (1) driveway.
4. Repair or replace any curb and gutter or sidewalk that is damaged in the public right-of-way prior to occupancy.
5. The concrete area between the back of curb and sidewalks should be removed and replaced with soil sufficient to establish grass.
6. At the time of site development, one-half street improvements to the boundary streets including 5-foot sidewalks may be required with the planned development.

E. UTILITIES AND FIRE DEPARTMENT/COUNTY PLANNING:

Wastewater: Sewer main extension required with easements if sewer service is required for Lots 1, 2 and 4. Contact Little Rock Wastewater Utility for additional information.

Entergy: Entergy does not object to the replat but there are Entergy transmission and distribution lines running throughout the area. Before any construction takes place Entergy must be contacted as transmission restrictions can be stringent and distribution may need adjustment or relocation at customer's expense.

Entergy Arkansas Transmission has reviewed the notification sent by the Little Rock Planning Department. Entergy agrees with the re-plat. Entergy Arkansas Transmission does ask that if development is to occur within or near the existing T-Line's right of way, detailed plans be submitted to Entergy Arkansas for review and acceptance to make sure there are no clearance issues or impacts to the operation of the Transmission lines. Entergy Arkansas also states they maintain a 136' (foot) easement to the portion crossing Lot 1 and not 100' (feet) as shown.

Center-Point Energy: No comment received.

AT & T: No comment received.

Central Arkansas Water:

1. All Central Arkansas Water requirements in effect at the time of request for water service must be met.
2. A water main extension will be needed to provide water service to Lots 3 and 4 on this property, perhaps an easement should be shown on the plat.
3. This development will have minor impact on the existing water distribution system. Proposed water facilities will be sized to provide adequate pressure and fire protection.
4. The Little Rock Fire Department needs to evaluate this site to determine whether additional public and/or private fire hydrant(s) will be required. If additional fire hydrant(s) are required, they will be installed at the Developer's expense.
5. Please submit plans for water facilities and/or fire protection system to Central Arkansas Water for review. Plan revisions may be required after additional review. Contact Central Arkansas Water regarding procedures for installation of water facilities and/or fire service. Approval of plans by the Arkansas Department of Health Engineering Division and the Little Rock Fire Department is required.

6. Contact Central Arkansas Water regarding the size and location of the water meter.
7. A Capital Investment Charge based on the size of meter connection(s) will apply to this project in addition to normal charges. This fee will apply to all connections including metered connections off the private fire system.
8. If there are facilities that need to be adjusted and/or relocated, contact Central Arkansas Water. That work would be done at the expense of the developer.
9. Due to the nature of this facility, installation of an approved reduced pressure zone backflow preventer assembly (RPZA) is required on the domestic water service. This assembly must be installed prior to the first point of use. Central Arkansas Water requires that upon installation of the RPZA, successful tests of the assembly must be completed by a Certified Assembly Tester licensed by the State of Arkansas and approved by Central Arkansas Water. The test results must be sent to Central Arkansas Water's Cross Connection Section within ten days of installation and annually thereafter. Contact the Cross Connection Section at 377-1226 if you would like to discuss backflow prevention requirements for this project.
10. The facilities on-site will be private. When meters are planned off private lines. Private facilities shall be installed to Central Arkansas Water's material and construction specifications and installation will be inspected by an engineer, licensed to practice in the State of Arkansas. Execution of Customer Owned Line agreement is required.

Fire Department: Place fire hydrant(s) per code. Maintain access. Contact the Little Rock Fire Department for additional information.

County Planning: No comment.

CATA: Location directly served by #23 Baseline/Southwest bus route.

Parks and Recreation: No comment received.

F. ISSUES/TECHNICAL/DESIGN:

Planning Division: This request is located in the Geyer Springs West Planning District. The Land Use Plan shows Commercial (C) for this property. The Commercial category includes a broad range of retail and wholesale sales of products, personal and professional services, and general business activities. Commercial activities vary in type and scale, depending on the trade area that they serve. The applicant has applied for a rezoning from R-2 (Single Family District) to PCD (Planned Commercial District) to recognize two (2) legally

nonconforming commercial uses and the future development of three (3) additional tracts for commercial use.

Master Street Plan: Chicot Road is a Principal Arterial on the Master Street Plan. The primary function of a Principal Arterial Street is to serve through traffic and to connect major traffic generator or activity centers within an urbanized area. Entrances and exits should be limited to minimize negative effects of traffic and pedestrians on Chicot Road since it is a Principal Arterial. This street may require dedication of right-of-way and may require street improvements for entrances and exits to the site.

Bicycle Plan: There are no bike routes shown in the immediate vicinity.

Landscape:

1. Site plan must comply with the City's landscape and buffer ordinance requirements.
2. A land use buffer will be required when an adjacent property has a dissimilar use of a more restrictive nature. As a component of all land use buffer requirements, opaque screening, whether a fence or other device, a minimum of six (6) feet in height shall be required upon the property line side of the buffer. A minimum of seventy (70) percent of the land use buffer shall be undisturbed. The plantings, existing and purposed, shall be provided within the Landscape Ordinance of the City, Section 15-81.
3. The development of two (2) acres or more requires an approved landscape plan stamped with the seal of a registered landscape architect prior to the issuance of a building permit.
4. The City Beautiful Commission recommends preserving as many existing trees as feasible on this site. Credit toward fulfilling Landscape Ordinance requirements can be given when preserving trees of six (6) inch caliper or larger.

G. SUBDIVISION COMMITTEE COMMENT: (January 29, 2014)

Mr. Troy Laha of Laha Engineers was present representing the request. Staff presented an overview of the development stating there were additional items necessary to complete the review process. Staff questioned the proposed use of the development. Staff also questioned the location of any existing or proposed dumpsters located on the site.

Public Works comments were addressed. Staff stated the driveway spacing on Chicot Road was to be a minimum of 300-feet from other driveways and intersections and 150-feet from the property line. Staff stated Lot 1 was only allowed one driveway. Staff stated at the time of development half street improvements to the boundary streets, including five-foot sidewalks would be required at the time of development of the proposed lots.

Landscaping comments were addressed. Staff stated land use buffers would be required where adjacent to dissimilar uses or zoning. Staff stated developments in excess of two acres would require the submission of a landscape plan stamped with the seal of a registered landscape architect.

Staff noted comments from the other reporting departments and agencies suggesting the applicant contact them individually for additional clarification. There was no further discussion of the item. The Committee then forwarded the item to the full Commission for final action.

H. ANALYSIS:

The applicant submitted a revised site plan to staff addressing the issues raised at the January 29, 2014, Subdivision Committee meeting. The applicant is seeking approval of a rezoning from R-2, Single-family to PCD to recognize existing commercial uses located on a portion of the property and a preliminary plat to allow the creation of four (4) lots for future sale and development.

Currently there is a single story building located at 9101 – 9107 Chicot Road which is located on proposed Lot 1. The building is divided into three (3) bays. Presently Cloverdale Liquor is located in one of the bays and a barbershop in a second bay. The third bay has a history of commercial uses most recently a tobacco store. The applicant is seeking C-3, General Commercial District uses as allowable alternate uses for the site.

Proposed Lot 2 contains an office building and a food truck sets up on the site daily. On proposed Lot 2 there is an a billboard which is proposed to remain. The applicant is seeking C-3, General Commercial District uses as allowable alternate uses for the site.

Proposed Lots 3 and 4 are presently vacant. Access to these lots is from Cameron Street which is accessed from Vernon Place. The applicant is requesting C-3, General Commercial District uses as allowable uses for these lots as well. The applicant has indicated at the time of development of the lots a revised site plan will be filed to allow for review of building placement, parking and landscaping.

Bremsonam Replat No. 2 is also included in the PCD zoning request. The site currently contains two mini-warehouse buildings accessed from Preston Drive. The PCD request is to recognize the existing use located on the property.

Lot 1 contains two signs each 10-feet high with a maximum sign face of 32 square feet. Proposed Lot 2 has a single sign, in addition to the billboard sign, with a pole height of 10-feet and a sign face of 24 square feet. Building signage is located on the face of the mini-warehouse development which is 4-feet by 6-feet or 24 square feet in sign area. Building signage is also located on the existing retail building located on proposed Lot 1. The signage does not exceed 10 percent of the façade area of the building.

The site plan indicates a dumpster on proposed Lot 1. The dumpster screening has not been noted. If the dumpster is not screened per typical ordinance standards, a minimum of 2-feet above the container, screening must be put in place to comply with the typical standards.

Public Works comments include removal of two of the driveways along Chicot Road. Each of the proposed lots will be allowed a single driveway.

Staff is somewhat supportive of the request but not the request as it is currently filed. Staff does not feel it is appropriate to zone proposed Lots 3 and 4 at this time and these lots should remain zoned R-2, Single-family. Staff feels the rezoning for Lot 1 to recognize the existing uses and to allow for C-3, General Commercial District uses as alternate uses is appropriate, provided the use of the building match the parking available on the site. Staff is supportive of recognizing the existing mini-warehouse development located on Vernon Estates Drive and recognizing the existing office use and the parking of the food truck on Lot 2. Staff is not however supportive of allowing C-3, General Commercial District uses as alternate uses for Lot 2. If Lot 2 is used differently a revised site plan would be needed to allow for the alternate use of the property which would take Planning Commission and Board of Directors approval.

I. STAFF RECOMMENDATION:

Staff recommends denial of the request as filed.

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PLANNING COMMISSION ACTION:

(FEBRUARY 20, 2014)

The applicant was present. There were no registered objectors present. Staff presented the item stating they and the applicant had reached an agreement concerning the proposed rezoning request. Staff stated the applicant was seeking approval of a five (5) lot development and a PCD zoning for three (3) of the lots. Staff stated Lots 1 and 2 would be zoned PCD as well as the lot containing the mini-warehouse development fronting Vernon Estates Drive. Staff stated Lots 3 and 4 would remain zoned R-2, Single-family. Staff stated they were agreeable to allowing two (2) drives to remain on Lot 1. Staff stated the northern most drive on Lot 1 would be removed. Staff stated based on the current proposal they were in support of the request. Staff presented a recommendation of approval of the request subject to compliance with the comments and conditions as outlined in paragraphs D, E and F of the agenda staff report

There was no further discussion of the item. The Chair entertained a motion of approval of the item as presented by staff. The motion carried by a vote of 10 ayes 0 noes and 1 absent.